

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
MARCH 24, 2004
COMMITTEE ROOM, 12TH FLOOR, CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Gary Geiler

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: **MARQUEZ RESIDENCE – PROJECT NO. 6362**
Encanto Community Plan Area

STAFF: Will Zounes

Approval, denial or modification of an application to allow 4,200 square feet of slope restoration on a private 30,928 square foot lot located at **643 Eider Street** in the SF-15,000 Zone within the Encanto Community Plan Area. Report No. HO 04-028.

RECOMMENDATION:
Approval.

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ITEM-5: **AVALON COURT MAP WAIVER – PROJECT NO. 21867**
Mission Beach Community Plan Area

STAFF: Robert Korch

Approval, denial or modification of an application for a Map Waiver, Waiver of Undergrounding and a Coastal Development Permit to convert two existing residential dwelling units to condominium ownership only, on a 2,400 square-foot lot, zoned R-S and located at **810 Avalon Court** between Mission Boulevard and Bayside Lane within the Mission Beach precise Plan area. Report No. HO 04-034.

RECOMMENDATION:
Approval.

ITEM-6: **GRESHAM STREET MAP WAIVER – PROJECT NO. 14304**
Pacific Beach Community Plan Area

STAFF: Robert Korch

Approval, denial or modification of an application for a Map Waiver, Waiver of Undergrounding and a Coastal Development Permit to convert two existing residential dwelling units to condominium ownership only, on a 3,120 square-foot lot, zoned RM-2-5 and located at **4463 and 4465 Gresham Street** between Garnet Avenue and Hornblend Street within the Pacific Beach Community Plan Area. Report No. HO 04-032.

RECOMMENDATION:
Approval.

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ITEM-7: * **SPRINT DEL MAR HIGHLANDS – PROJECT NO. 13831**
Del Mar Mesa Specific Plan Area

STAFF: **Firouzeh Tirandazi**

Approval, denial or modification of an application to install and operate a wireless communication facility consisting of three panel antennas mounted on a proposed broadleaf faux tree with associated equipment located inside a 9'-6" by 6'-6" underground vault and one on grade 4-foot tall 4.8-square-foot power and telco cabinet (strongbox). The project is located at **5074 Del Mar Mesa Road** in the AR-1-1 zone, Del Mar Mesa Specific Plan Area, and Council District 1. Negative Declaration 13831. Report No. HO 04-033.

RECOMMENDATION:

Approval.

ITEM-8: **MELLI RESIDENCE – PROJECT NO. 4520**
Southeastern Community Plan Area

STAFF: **Morris Dye**

Approval, denial or modification of an application for a Site Development Permit for Environmentally Sensitive Lands (Steep Slopes) to construct a 2,533 square-foot single family residence on a vacant 33,800 square-foot site at **6540 Eider Street** in the Encanto Neighborhoods within the Southeastern Community Plan Area. Report No. HO 04-041.

RECOMMENDATION:

Approval.